ILLINOIS POLLUTION CONTROL BOARD November 18, 2010

PEOPLE OF THE STATE OF ILLINOIS,)	
Complainant,)	
•)	DCD 11 21
v.)	PCB 11-21 (Enforcement - Air)
PRAIRIELAND INVESTMENT GROUP,)	
L.L.C., an Illinois limited liability company,)	
and KEVIN S. COOK, d/b/a KC)	
CONSTRUCTION,)	
)	
Respondents.)	

ORDER OF THE BOARD (by G.L. Blankenship):

On November 9, 2010, the Office of the Attorney General, on behalf of the People of the State of Illinois (People), filed a four-count complaint against Prairieland Investment Group, L.L.C. (Prairieland) and Kevin S. Cook, doing business as KC Construction (Cook) (collectively, respondents). The complaint concerns demolition work at a former Robert Morris College property located in the northeastern portion of the City of Carthage in Hancock County. For the reasons below, the Board accepts the complaint for hearing.

Under the Environmental Protection Act (Act) (415 ILCS 5 (2008)), the Attorney General and the State's Attorneys may bring actions before the Board to enforce Illinois' environmental requirements on behalf of the People. *See* 415 ILCS 5/31 (2008); 35 Ill. Adm. Code 103. In this case, the People allege that Prairieland owned the property at issue. The People further allege that Prairieland employed Cook to demolish three buildings at the property (Moser Hall, Heating Plant No. 1, and the Campus Cafeteria) and to remove and dispose of the demolition debris. Counts I and II of the complaint allege violations by Prairieland while counts III and IV allege violations by Cook.

Specifically, count I and count III of the complaint respectively allege that Prairieland and Cook violated 40 C.F.R. §§61.145(b)(1), 61.145(c)(1), 61.145(c)(2)(i) and (ii), 61.145(c)(3), 61.145(c)(6)(i), 61.145(c)(8), 61.150(a)(1)(iii), 61.150(a)(1)(iv), 61.150(a)(1)(v), 61.150(b), and Section 9.1(d)(1) of the Act (415 ILCS 5/9.1(d)(1) (2008)) by (1) failing to provide written notification to the Illinois Environmental Protection Agency prior to commencing demolition; (2) failing to remove all regulated asbestos-containing material (RACM) prior to commencing demolition; (3) failing to adequately wet all RACM and to prevent damage or disturbance to the RACM exposed during cutting or disjoining operations; (4) failing to adequately wet and maintain wet all RACM stripped from components; (5) failing to ensure that the RACM was wetted and remained wet until properly containerized for disposal; (6) failing to have on-site during demolition at least one representative trained in the National Emission Standards for Hazardous Air Pollutants (NESHAP) asbestos regulations and compliance methods; (7)

improperly disposing of asbestos-containing waste material when it failed to adequately wet and seal the material in leak-tight containers while wet; (8) improperly disposing of asbestos-containing waste material when it failed to place the material in appropriate containers properly labeled; (9) failing to label the containers of asbestos-containing waste material with the name of the waste generator and the location at which the waste was generated; and (10) failing to transport to a waste disposal site as soon as practical all asbestos-containing waste material generated during demolition. Counts II and IV of the complaint respectively allege that Prairieland and Cook violated Section 201.141 of the Board's air pollution regulations (35 III. Adm. Code 201.141) and Section 9(a) of the Act (415 ILCS 5/9(a) (2008)) by causing, threatening, or allowing the discharge or emission of asbestos into the environment through the failure to adequately wet, contain, and properly dispose of all asbestos-containing material during demolition. The People ask that the Board order respondents to cease and desist from any further violations and pay civil penalties of not more than the statutory maximum.

The Board finds that the complaint meets the content requirements of the Board's procedural rules and accepts the complaint for hearing. *See* 35 Ill. Adm. Code 103.204(c), (f), 103.212(c). A respondent's failure to file an answer to a complaint within 60 days after receiving the complaint may have severe consequences. Generally, if a respondent fails within that timeframe to file an answer specifically denying, or asserting insufficient knowledge to form a belief of, a material allegation in the complaint, the Board will consider the respondent to have admitted the allegation. *See* 35 Ill. Adm. Code 103.204(d).

The Board directs the hearing officer to proceed expeditiously to hearing. Among the hearing officer's responsibilities is the "duty... to ensure development of a clear, complete, and concise record for timely transmission to the Board." 35 Ill. Adm. Code 101.610. A complete record in an enforcement case thoroughly addresses, among other things, the appropriate remedy, if any, for the alleged violations, including any civil penalty.

If a complainant proves an alleged violation, the Board considers the factors set forth in Sections 33(c) and 42(h) of the Act to fashion an appropriate remedy for the violation. See 415 ILCS 5/33(c), 42(h) (2008). Specifically, the Board considers the Section 33(c) factors in determining, first, what to order the respondent to do to correct an on-going violation, if any, and, second, whether to order the respondent to pay a civil penalty. The factors provided in Section 33(c) bear on the reasonableness of the circumstances surrounding the violation, such as the character and degree of any resulting interference with protecting public health, the technical practicability and economic reasonableness of compliance, and whether the respondent has subsequently eliminated the violation.

If, after considering the Section 33(c) factors, the Board decides to impose a civil penalty on the respondent, only then does the Board consider the Act's Section 42(h) factors in determining the appropriate amount of the civil penalty. Section 42(h) sets forth factors that may mitigate or aggravate the civil penalty amount, such as the duration and gravity of the violation, whether the respondent showed due diligence in attempting to comply, any economic benefit that the respondent accrued from delaying compliance, and the need to deter further violations by the respondent and others similarly situated.

With Public Act 93-575, effective January 1, 2004, the General Assembly changed the Act's civil penalty provisions, amending Section 42(h) and adding a new subsection (i) to Section 42. Section 42(h)(3) now states that any economic benefit to respondent from delayed compliance is to be determined by the "lowest cost alternative for achieving compliance." The amended Section 42(h) also requires the Board to ensure that the penalty is "at least as great as the economic benefits, if any, accrued by the respondent as a result of the violation, unless the Board finds that imposition of such penalty would result in an arbitrary of unreasonable financial hardship."

Under these amendments, the Board may also order a penalty lower than a respondent's economic benefit from delayed compliance if the respondent agrees to perform a "supplemental environmental project" (SEP). A SEP is defined in Section 42(h)(7) as an "environmentally beneficial project" that a respondent "agrees to undertake in settlement of an enforcement action . . . but which the respondent is not otherwise legally required to perform." SEPs are also added as a new Section 42(h) factor (Section 42(h)(7)), as is whether a respondent has "voluntary self-disclosed . . . the non-compliance to the [Illinois Environmental Protection] Agency" (Section 42(h)(6)). A new Section 42(i) lists nine criteria for establishing voluntary self-disclosure of non-compliance. A respondent establishing these criteria is entitled to a "reduction in the portion of the penalty that is not based on the economic benefit of non-compliance."

Accordingly, the Board further directs the hearing officer to advise the parties that in summary judgment motions and responses, at hearing, and in briefs, each party should consider: (1) proposing a remedy for a violation, if any (including whether to impose a civil penalty), and supporting its position with facts and arguments that address any or all of the Section 33(c) factors; and (2) proposing a civil penalty, if any (including a specific total dollar amount and the portion of that amount attributable to the respondent's economic benefit, if any, from delayed compliance), and supporting its position with facts and arguments that address any or all of the Section 42(h) factors. The Board also directs the hearing officer to advise the parties to address these issues in any stipulation and proposed settlement that may be filed with the Board.

IT IS SO ORDERED.

I, John Therriault, Assistant Clerk of the Illinois Pollution Control Board, certify that the Board adopted the above order on November 18, 2010, by a vote of 4-0.

John Therriault, Assistant Clerk Illinois Pollution Control Board

John T. Therrian